



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 29, 2004

IN REPLY PLEASE
REFER TO FILE: **MP-6**
36.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

SANTA ANITA WASH - PARCELS 52.3, 137.2, AND 237.0
SALE OF SURPLUS PROPERTY - CITY OF MONROVIA
SUPERVISORIAL DISTRICT 5
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING
BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Parcel 52.3 and fee interests in Parcels 137.2 and 237.0 of Santa Anita Wash (11,792±, 250±, and 983± square feet, respectively), to be no longer required for the purposes of the Los Angeles County Flood Control District. These parcels are located along the east side of Santa Anita Wash, south of Huntington Drive, in the City of Monrovia.
3. Authorize the sale of Parcels 52.3, 137.2, and 237.0 to the adjacent property owner, Long Link International Co., LLC, for \$24,000.
4. Instruct the Chairman to sign the enclosed Quitclaim of Easement and Quitclaim Deeds and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell surplus easement and fee interests in Santa Anita Wash, Parcels 52.3, 137.2, and 237.0 to Long Link International Co., LLC, which owns the adjacent commercial property at 924 Huntington Drive.

The District acquired the easement interest in Parcel 52.3 and fee title to Parcels 137.2 and 237.0 as part of the land for Santa Anita Wash. Project construction has been completed, and these parcels lie outside of the required right of way. Long Link International Co., LLC, which owns the underlying fee to Parcel 52.3 and is the only adjacent owner to Parcels 137.2 and 237, is considered to be the logical purchaser.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$24,000 represents the appraised value. This amount has been paid and deposited into the Flood Control District's Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale of Parcels 137.2 and 237.0 was submitted to the Planning Commission of the City of Monrovia for its report as to conformance with its adopted General Plan. The City of Monrovia found that the sale is in conformance with their General Plan.

The parcels are no longer needed for purposes of the District. The selling of easement and fee interests in these parcels is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim of Easement for Parcel 52.3 reserves easement rights for ingress and egress. The Quitclaim Deed for Parcel 237.0 reserves easement rights for ingress and egress, utility, and transportation corridor purposes. The Quitclaim documents do not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Deeds have been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
July 29, 2004
Page 3

ENVIRONMENTAL DOCUMENTATION

These transactions are categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates each of the Quitclaim of Easement and the Quitclaim Deeds. Please have the originals and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate of each Quitclaim document to this office, retaining one duplicate of each for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

JT:adg
P6\SANTA ANITA WASH BRD

Enc.

cc: Auditor-Controller (Accounting Division-Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Long Link International Co.
1932 Via Estudillo
Palos Verdes Estates, CA 90274

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
8507-008-056 (Portion)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to LONG LINK INTERNATIONAL CO., LLC, a California limited liability company, all its right title and interest in and to that certain easement for flood control purposes, as acquired by Final Judgment, a certified copy of which was recorded on February 19, 1942, as Document No. 1478, in Book 19161, page 110, of Official Records, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Monrovia, County of Los Angeles, State of California, described as Parcel 52.3 in Exhibit "A" attached hereto and by this reference made a part hereof.

RESERVING to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, its successors and assigns, a perpetual easement for ingress and egress purposes in, on, over and across that portion of this property described as Parcel No. 52A in said Exhibit "A" attached hereto.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

SANTA ANITA WASH 52.3 Affects: Parcel 52A 36-RW 6.2 S.D. 5 M0420009

KDR:in:P:Conf:qceSNTA ANTA52.3.doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

APPROVED as to title and execution,
_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

SANTA ANITA WASH 52.3
Affects: Parcel No. 52A
C.I. 45
36-RW 6.2
Fifth District 6.2
T.G. 28(F4)Old/567(E5) New
A.M.B. 8507-008-056 (Por.)

PARCEL NO. 52.3 (Quitclaim of a portion of easement):

That portion of Parcel 2 of Parcel Map No. 16361, as shown on map filed in Book 174, pages 54 and 55, of Parcel Maps, in the office of the Recorder of the County of Los Angeles described as PARCEL NO. 52 in a Final Judgment had in Superior Court Case No. 452538, a certified copy of which is recorded in Book 19161, page 110, of Official Records, in the office of said recorder, lying northeasterly of a line parallel with and 15 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 2.

The area of the above described PARCEL NO. 52.3 is 11,792 square feet, more or less.

PARCEL NO. 52A (Reservation of easement for ingress and egress):

RESERVING to the grantor, its successors or assigns, an easement for ingress and egress, utility corridor and transportation corridor purposes, in, on, over and across the following described parcels of land designated as Part (a) and Part (b):

Part (a):

A strip of land 20 feet wide, lying 10 feet on each side of the following described center line:

Beginning at a point in the southerly line of said Parcel 2, said point being distant along said southerly line South 88 ° 55'55" West 83.78 feet from the southeasterly corner of said Parcel 2; thence North 43 ° 55' 55" East 70 feet.

Part (b):

That portion of above-described PARCEL NO. 52.3 within the following described boundaries:

Beginning at a point in above mentioned parallel line being distant thereon North 44° 30'24" West 179.36 feet from the southerly line of above mentioned Parcel 2; thence continuing along said parallel line North 44° 30' 24" West 20.65 feet; thence North 88° 55' 55" East 11.46 feet to the southwesterly line of that parcel of land described in deed to Los Angeles County Flood Control District, recorded in Book D2568, page 612, of said Official Records; thence along said last mentioned southwesterly line South 44° 30' 24" East 3.99 feet; thence South 1 ° 04' 05" East 12.10 feet to the point of beginning.

The area of the above-described PARCEL NO. 52A, consisting of two parts, is 279 square feet, more or less.

DAY: ayc
P5:LDDAY6

"EXHIBIT A"

RECORDING REQUESTED BY
AND MAIL TO:

Long Link International Co.
1932 Via Estudillo
Palos Verdes Estates, CA 90274

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$_____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
8507-008-914 (Portion)

By_____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to LONG LINK INTERNATIONAL CO., LLC, a California limited liability company, all its right, title and interest in and to the real property in the City of Monrovia, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated_____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By_____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

SANTA ANITA WASH 137.2
36-RW 6.2
S.D. 5 M0420009

KDR:in
P:Conf:qcdSNTA ANTA137.2.doc

By_____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division MARTIN J. YOUNG Supervising Title Examiner III By _____
--

Santa Anita Wash 137.2
C. I. 45
36-RW 6.2
5TH District
T.G. 28 (F4)Old/567(E5)New

PARCEL NO. 137.2 (Quitclaim of a portion of fee):

That portion of Parcel 2 of Parcel Map No. 16361, as shown on map filed in Book 174, pages 54 and 55, of Parcel Maps, in the office of the Recorder of the County of Los Angeles described in Item No. 2 of that tax deed to Los Angeles County Flood Control District, recorded in Book 52256, page 302, of Official Records, in the office of said recorder, lying northeasterly of a line parallel with and 15 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 2.

The area of the above-described PARCEL Na. 137.2 is 250 square feet, more or less.

DY:bw:P:5:sntantwash

EXHIBIT A

RECORDING REQUESTED BY
AND MAIL TO:

Long Link International Co.
1932 Via Estudillo
Palos Verdes Estates, CA 90274

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

Assessor's Identification Number:
8507-008-913 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to LONG LINK INTERNATIONAL CO., LLC, a California limited liability company, all its right, title, and interest in and to the real property in the City of Monrovia, County of Los Angeles, State of California, described as Parcel No. 237.0 in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

ALSO RESERVING to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, its successors and assigns, a perpetual easement for ingress and egress, utility corridor and transportation corridor purposes in, on, over and across that portion of this property described as Parcel 237A in said Exhibit "A" attached hereto.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

SANTA ANITA WASH 237.0
36-RW 6.2
S.D. 5 M0420009

KDR:in
P:Conf:qcdSNTA ANTA237.doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division MARTIN J. YOUNG Supervising Title Examiner III By _____
--

SANTA ANITA WASH 237.0
Affects: Parcel No. 237A
C.I. 45
36-RW 6.2 5th District
T.G.28(F4)Old/567(E5)New
A.M.B 8507-008-913

PARCEL NO. 237.0 (Quitclaim of fee):

That portion of Parcel 2 of Parcel Map No. 16361, as shown on map filed in Book 174, pages 54 and 55, of Parcel Maps, in the office of the Recorder of the County of Los Angeles described in deed to Los Angeles County Flood Control District, recorded in Book D2568, page 612, of Official Records, in the office of said recorder

The area of the above described PARCEL NO. 237.0 is 983 square feet, more or less.

PARCEL NO. 237A (Reservation of easement for ingress & egress, etc.):

RESERVING to the grantor, its successors or assigns, an easement for ingress and egress, utility corridor and transportation corridor purposes in, on, over and across a strip of land 20 feet wide, lying 10 feet on each side of the following described center line:

Beginning at a point in the southerly line of said Parcel 2, said point being distant South 88° 55' 55" West 83.78 feet along said southerly line from the southeasterly corner of said Parcel 2; thence North 43° 55' 55" East 70 feet.

The area of the above-described PARCEL NO. 237A is 84 square feet, more or less.

DV:Jb
wp#74/LDDY

EXHIBIT "A"

